

HIGHLAND
Bridge
BLOCK 5



RYAN



**CUSHMAN &
WAKEFIELD**

Say hello to a truly unique opportunity
to establish your brand in

30,000 - 50,000 SF
FOR SALE/LEASE/BUILD TO SUIT

at the heart of an exciting new
mixed-used development





HIGHLAND *Bridge*

BLOCK 5



Fully customizable new construction



10' Ceilings



Class A finishes



Functional efficient floorplate



Exterior signage possibility



Scenic riverway surroundings



Executive parking



Outstanding window lines with abundant natural light



Sustainable commuting options



Walkable connection to thriving Highland Park community

FORD PARKWAY



BOHLAND AVE

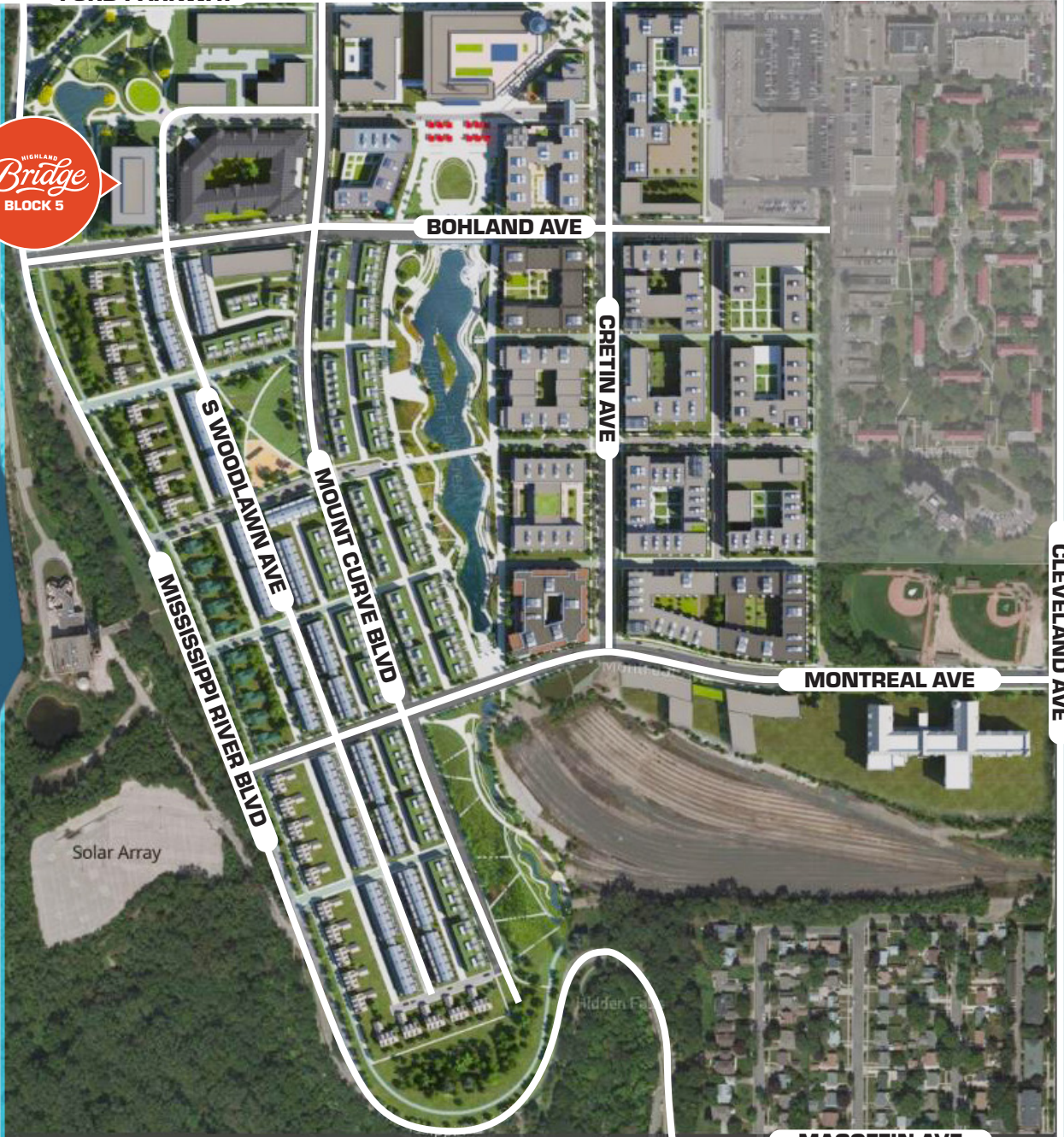
CRETIN AVE

CLEVELAND AVE

MONTREAL AVE

MAGOFFIN AVE

THE MIGHTY MISSISSIPPI



Solar Array

Hidden Falls

Hidden Falls

DEVELOPMENT OVERVIEW

Highland Bridge will feature over 55 acres of public and open space, office and retail space, and residential options including affordable housing, senior living, market-rate apartments, single-family, condos and rowhomes.

Gathering spaces throughout the development will attract and engage the community. Iconic features and amenities will create a distinct sense of place, built upon the spirit of Saint Paul. This mixed-use development provides something for everyone and reasons to visit and revisit this special place.







**MEDICAL
OFFICE**



**CLASS A
OFFICE**



**MIXED USE
RETAIL**



**HOUSING
OPTIONS**



SUSTAINABILITY



RENEWABLE ENERGY

Electricity will be available from 100% carbon free and renewable sources and the Twin Cities largest urban solar array.



EFFICIENT BUILDINGS

Larger buildings will be solar-ready and LEED or B3 Certified, as well as comply with SB 2030 and the St. Paul Sustainable Building Policy.



STORMWATER COLLECTION

Stormwater in Highland Bridge will be collected for onsite treatment including the creative reuse of stormwater in the project's central water feature.



TRANSIT OPTIONS

A minimum of a hundred electric vehicle charging stations will be on-site, and the entries of all buildings will be within a quarter mile of public transit





**RECONNECTING
HIDDEN FALLS**

Highland Bridge's stormwater strategy also reconnects and rejuvenates Hidden Falls Creek, which was buried and paved over prior to construction of the original Ford plant.



**NATURAL
LANDSCAPING**

More than a thousand non-invasive trees and native landscaping selections will be planted, that will offer changes from season to season. Predicted landscaping will use 50% less water than a traditionally irrigated site

WALKABILITY

Highland Bridge is a place where past, present and possibility converge. Where nature is woven into everyday life. Here, community spirit runs deep, transcending generations and embracing diversity. Connecting people to places. Offering new opportunities and experiences for all.



MINNEHAHA
CREEK



CROSBY
PARK



THE MIGHTY MISSISSIPPI

MPLS | STP

FORD PKWY

HIGHLAND PKWY

CLEVELAND AVE

MONTREAL AVE

ST PAUL AVE

MINNEHAHA PARK

LOCK & DAM #1

HIDDEN FALLS

CROSBY PARK



- 01 Lunds & Byerlys
- 02 Caribou Coffee
- 03 Potbelly Subs
- 04 Noodles & Co
- 05 Highland Bank
- 06 Chipotle
- 07 Target Express
- 08 Starbucks
- 09 Panera Bread
- 10 Bank of America
- 11 Five Guys

- 12 Leann Chin
- 13 Highland Cafe
- 14 Public Library
- 15 Dairy Queen
- 16 Tiffany's Lounge
- 17 Jimmy John's
- 18 Patina
- 19 Centro
- 20 Vina Vietnamese
- 21 Mann Theater
- 22 Sakana Sushi

- 23 Quixotic Coffee
- 24 Highland Grill
- 25 Ichiddo Ramen
- 26 Walgreens
- 27 TruStone Financial
- 28 CRISP & GREEN
- 29 M Health Fairview
- 30 Huntington Bank
- 31 Haskell's
- 32 Bakers Square
- 33 Petco

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